

DOC. # 5096
ADOPTED
SEPT. 29, 1988

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF THE ASIAN COMMUNITY DEVELOPMENT CORPORATION AND THE R-3A ASSOCIATES LIMITED PARTNERSHIP AS REDEVELOPER OF DISPOSITION PARCELS A AND B (R-3/R-3A) SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Asian Community Development Corporation and the R-3A Associates Limited Partnership have expressed an interest in and has submitted satisfactory proposals for the development of Disposition Parcel R-3/R-3A in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the R-3A Associates Limited Partnership be and hereby is tentatively designated as Redeveloper of Parcel A, which shall be a subdivision of Disposition Parcel R-3/R-3A;
2. That the Asian Community Development Corporation be and hereby is tentatively designated as Redeveloper of Parcel B, which shall be a subdivision of Disposition Parcel R-3/R-3A;
3. Both tentatively designated developers to be subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General

Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within sixty (60) days in a form satisfactory to the Authority of:

(i) Revised design and development plans that adhere to the revised development guidelines as defined in Exhibit B.

(d) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and sales and/or rental schedule.

4. That disposal of Parcels A and B (R-3/R-3A) by negotiation is the appropriate method of making the land available for redevelopment.
5. That the Developers will be subject to the Authority's Complete Design Review Procedures, including but not limited to submission of Final Working Drawings and Specifications.
6. That the Developers will submit for review and approval all financial and marketing information pertinent to the construction of the combined housing, office (if any) and garage components of the project.
7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
8. That the Developers be and hereby are authorized to enter into a License with the Authority for the purpose of early entry into Parcels A and B for surveying, site investigation and other purposes. Said License shall further provide that the Licensees shall obtain liability insurance naming the Authority as co-insured and Licensees agree to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensees' use of the premises. Said License to include such other terms and conditions as

the Director deems proper and in the best interest of the Authority.

9. That the Developers be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
10. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

EXHIBIT A

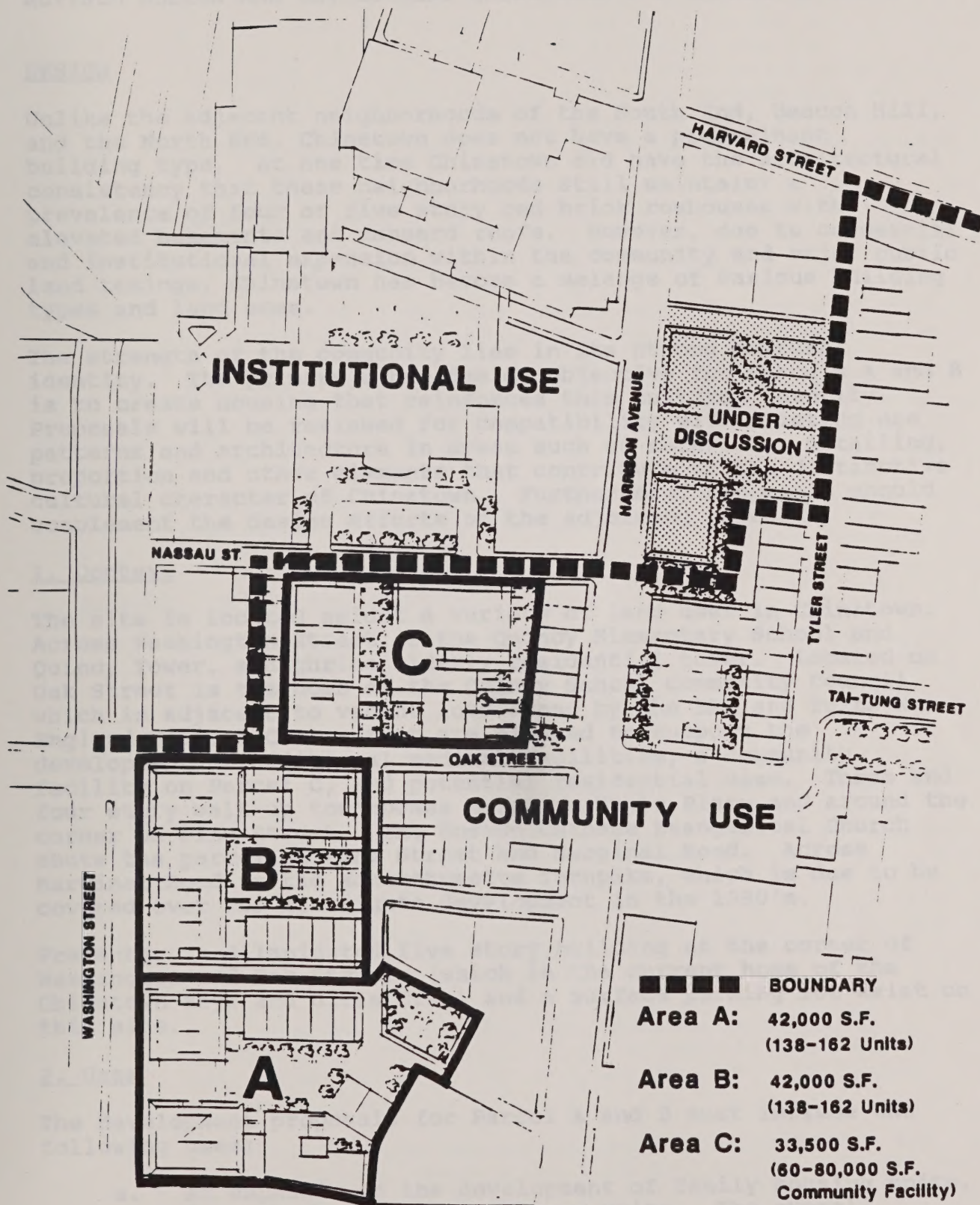


EXHIBIT B

REVISED DESIGN AND DEVELOPMENT GUIDELINES FOR PARCELS A AND B

DESIGN

Unlike the adjacent neighborhoods of the South End, Beacon Hill, and the North End, Chinatown does not have a predominant building type. At one time Chinatown did have the architectural consistency that these neighborhoods still maintain: a prevalence of four or five story red brick rowhouses with elevated basements and mansard roofs. However, due to commercial and institutional expansion within the community and major public land takings, Chinatown has become a melange of various building types and land uses.

The strength of the community lies in its strong cultural identity. The primary urban design objective for Parcels A and B is to create housing that reinforces this cultural identity. Proposals will be reviewed for compatibility with existing use patterns and architecture in areas such as materials, detailing, proportion and other elements that contribute to the distinctive cultural character of Chinatown. Furthermore, proposals should complement the design efforts of the adjoining parcel.

1. Context

The site is located amidst a variety of land uses in Chinatown. Across Washington Street is the Quincy Elementary School and Quincy Tower, a highrise elderly residential tower. Located on Oak Street is the home of the Quincy School Community Council, which is adjacent to vacant lots owned by the BRA and Tufts-New England Medical Center that are planned to support the development of additional medical facilities, a community facility on Parcel C, and potential residential uses. Three and four story walk-up townhouses exist on Maple Place and around the corner on Pine Street. The Boston Chinese Evangelical Church abuts the parcel at Pine Street and Marginal Road. Across Marginal Road is the Massachusetts Turnpike, which is due to be covered over for air rights development in the 1990's.

Presently, a dilapidated five story building at the corner of Washington and Oak Streets (which is the current home of the Chinatown Boys and Girls Club) and a surface parking lot exist on this site.

2. Uses

The development proposals for Parcel A and B must include the following uses:

- a. An emphasis on the development of family housing units, i.e. three- and four-bedroom units. The overall

objective from the development of both parcels should be the provision of a minimum of 50% of the total proposed units as family housing, and a maximum of 25% of the total units developed as housing for the elderly. A range of 138 to 162 units can be developed on both parcels. It is recognized that each parcel may not achieve the required percentages of family and elderly housing, but that both proposals should jointly seek to meet these overall requirements.

- b. Development proposals must include a plan to provide at least one-third of the residential units as affordable to low-income households and one-third of the units as affordable to moderate-income households.
- c. A minimum of .7 parking spaces per dwelling unit must be provided. All parking must be located below grade.
- d. Open space must be provided on site. The proposal for Parcel A should consider locating a community garden on the vacant lot at the corner of Pine Street and Maple Place.
- e. If provided, commercial office and/or retail space should be located on the perimeter of the site at street level.

3. Density, Height and Massing

- a. A total development size of approximately 170,000 gross square feet for each parcel is requested. The project should not exceed a floor area ratio of approximately 4.25 (excluding below grade parking).
- b. The proposed height limit for the Chinatown/South Cove Subdistrict of the Downtown Interim Planning Overlay District is 80'-100', depending on architectural compatibility. A majority of the project must conform to this height limit. However, due to the extraordinary demand for housing and the location of MassPike Towers (164' high) and Tai Tung Village (110' high) on adjacent blocks, the Authority will consider proposals that allow a portion of the project to be developed at greater heights.
- c. Articulation of the building massing is strongly encouraged. The setback for new construction should match that of existing adjacent buildings at common property lines.
- d. Although rooftop mechanical areas are not within the height limits, these areas must be concealed from view and be integrated into the overall building design.

- e. Public sidewalks should be repaved, and pedestrian level lighting, street trees and trash receptacles provided. The Authority will make its best effort to obtain public capital funds for these and other public site improvements.
- f. The Authority urges both teams to work together to address density, height and massing issues, for the greater benefit of both affordable housing projects and the Chinatown community.

TRANSPORTATION

1. Vehicular Parking, Access and Circulation

- a. A minimum of .7 parking spaces per dwelling unit is required. All parking must be located below grade.
- b. Both teams are strongly encouraged to jointly develop vehicular circulation, access and parking plans. The joint development of these plans should result in vehicular circulation and access that is sensitive to both proposals, and the more efficient development and use of below grade parking.
- c. The impact of various transportation initiatives and development projects on traffic patterns and volume should be considered jointly by both teams in the location of a parking entrance or entrances. The design and layout of a parking entrance or entrances and ramps should minimize its visual impact on the site. Efforts should be made to mitigate impacts on public safety and traffic congestion.

2. Service Areas

- a. Service areas for the project should be inconspicuously located, safe, enclosed and must not detract from views of the development and surrounding streets.

ENVIRONMENTAL GUIDELINES

- a. The development should be designed to minimize adverse impacts on the surrounding environment. Particular consideration should be paid to minimizing the shading of public open spaces and abutting residences.
- b. In subsequent phases of review, the designated developers will be required to submit an environmental impact assessment and transportation access plan in accordance with BRA Development Review Procedures. Both teams will likely be required to file joint impact assessment and access plans.

MEMORANDUM

SEPTEMBER 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY BOARD AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT, AND
RONALD FONG, ACTING DEPUTY DIRECTOR

SUBJECT: CHINATOWN FRAMEWORK: TENTATIVE DESIGNATION FOR
PARCEL R-3/R-3A

SUMMARY: This memorandum requests the tentative designation of the Asian Community Development Corporation and the R-3A Associates Limited Partnership as redevelopers of a partitioned South Cove Parcel R-3/R-3A, and the establishment of a Trust to oversee the development of Parcel "C" for a community facility.

The Chinatown Framework

The Authority-sponsored competition for the development of South Cove Parcel R-3/R-3A has provided the Authority with the opportunity to resolve land use issues throughout Chinatown. The Authority has undertaken the resolution of land use and development guidelines within the framework of the Chinatown Community Plan, which the Authority and the Chinatown community have jointly developed. The principles of this framework that relate specifically to the development of Parcel R-3/R-3A are:

1. The accelerated creation of 500 units of housing, two-thirds of which will be affordable, to address Chinatown's housing crisis.
2. The development of a community facility to preserve and enhance the capacity of community service providers, particularly those displaced by the development of Authority-owned parcels.
3. The establishment of boundaries to define community and institutional land use.

On March 14, 1988, the Authority released a Request for Proposals for the development of a minimum of 220 residential units and the relocation of the South Cove YMCA onto Parcel R-3/R-3A. Proposals were submitted by two teams: the Asian Community Development Corporation (ACDC) and the R-3A Associates Limited Partnership.

ACDC is a newly formed non-profit community development corporation. Their development consultant is Greater Boston Community Development, Inc. The design firm of Woo & Williams will serve as project architect. Legal counsel is Goodwin, Procter & Hoar. GBCD Property Management Company will serve as management agent, and Gilbane Building Company is the general contractor.

R-3A Associates Limited Partnership is guided by the Chinese Economic Development Council (CEDC). CEDC is a non-profit community development corporation that began operations in 1975. CEDC Realty Corporation, a wholly-owned for-profit subsidiary of CEDC, will serve as the managing general partner of R-3A Associates Limited Partnership. Their partners in the development of this project are the Chinese Coalition for Affordable Housing, Fish Boston Development Corporation and McCormack Family Development Corporation. Chia-Ming Sze Architects will serve as project architects. McCormack & Putziger will provide legal counsel. Property management will be handled by CEDC Realty Corporation and Peabody Properties. The general contractor is Peabody Construction.

Both teams submitted excellent proposals for the development of the parcel. Each team met every requirement as delineated in the RFP. The Chinatown community demonstrated strong support for both teams. The high degree of competence and experience within each team assured Authority staff that either team could develop the affordable housing, community facility and open space as required in a satisfactory manner.

However, the opportunity for the establishment of a consolidated community land area that could result from the negotiations with NEMC, Tufts, and T-NEMC creates the opportunity to resolve the siting of housing, community facilities and open space on a community-wide level, as opposed to addressing each of these uses on one parcel. As a result of the potential availability of the Nassau, Ash, Oak and Harrison block (Parcel C), the desire to accelerate and maximize the development of housing in Chinatown, the ambition to create a superior community facility, and the commitment of two highly competent development teams, staff recommends:

1. Reserving Parcel R-3/R-3A as a site primarily for the development of housing and ancillary commercial use;
2. Dividing Parcel R-3/R-3A into two manageable development parcels, Parcels A and B (see Exhibit A), with the objective of providing equivalent development opportunities to both development teams;
3. Tentatively designating R-3A Associates Limited Partnership as redeveloper of Parcel A, and ACDC as redeveloper of Parcel B;

4. Requiring each developer to submit revised design and development plans within 60 days, to be created within the revised development guidelines for each parcel (Exhibit B);
5. Should the housing developments be determined by the community not to be equivalent, the BRA will make its best faith efforts with both teams and the community to achieve equivalent development opportunities; provided that any subsequent proposal is recommended by vote of the Chinatown/South Cove Neighborhood Council and approved by vote of the BRA Board.
6. Developing a first-class community facility Parcel C, should it become available;
7. Providing for the selection of a community-based Trust to oversee the development and management of the community facility, and to request both ACDC and R-3A Associates Limited Partnership to provide technical assistance to the consultant, the Trust and the community with the development of the facility;
8. Committing space within the community facility for the relocation of the South Cove YMCA and the Chinatown Boys and Girls Club, both of whom will be displaced through the development or disposition of Authority-owned parcels in Chinatown, and vesting the Quincy School Community Council with an interest in Parcel C; and
9. Directing BRA staff and the community facility consultant to analyze the transportation impacts from the various development opportunities, and to study the opportunities to simultaneously address the parking demands of housing, community service and institutional use through the creation of shared parking facilities.

Conclusion

The combination of a resolution of the NEMC dispute and the closing of the R-3/R-3A competition provides the Authority and the Chinatown community with a magnificent opportunity to initiate the immediate development of approximately 275-325 units of housing, which is roughly 60% of the Phase I goal of the Chinatown Housing Improvement Program. Furthermore, the placement of the community facility on Parcel C will provide for a larger, more visible and accessible facility that will better serve the Asian community.

An appropriate vote follows:

VOTED:

That the Authority tentatively designate the R-3A Associates Limited Partnership as redeveloper of Parcel A as described in Exhibit A, and tentatively designate the Asian Community Development Corporation (ACDC) as redeveloper of Parcel B as described in Exhibit A, said tentative designation being subject to the terms and conditions set forth in the attached Resolution and the revised development guidelines as defined in Exhibit B.

